

# Public Hearing of Council

## Agenda Item: 7.2.31



## LOC2023-0211 / CPC2023-1266

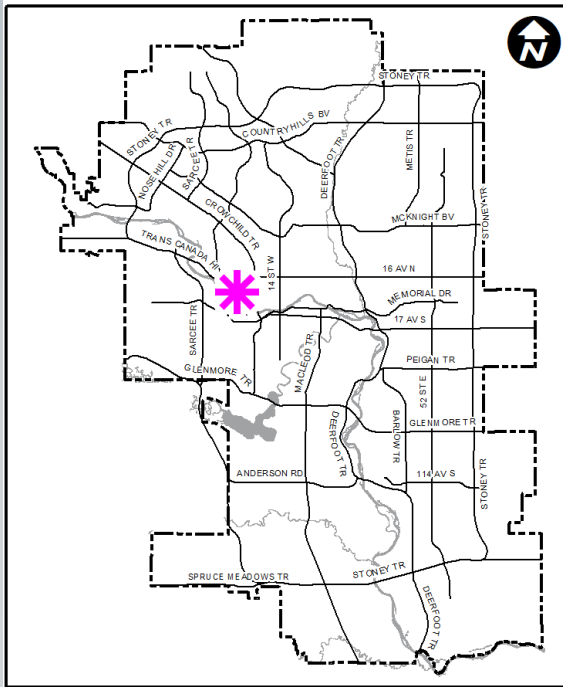
### Land Use Amendment

February 6, 2024

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 32D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 704 – 33 Street NW (Plan 8321AF, Block 53, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



## LEGEND

600m buffer from LRT station

### LRT Stations

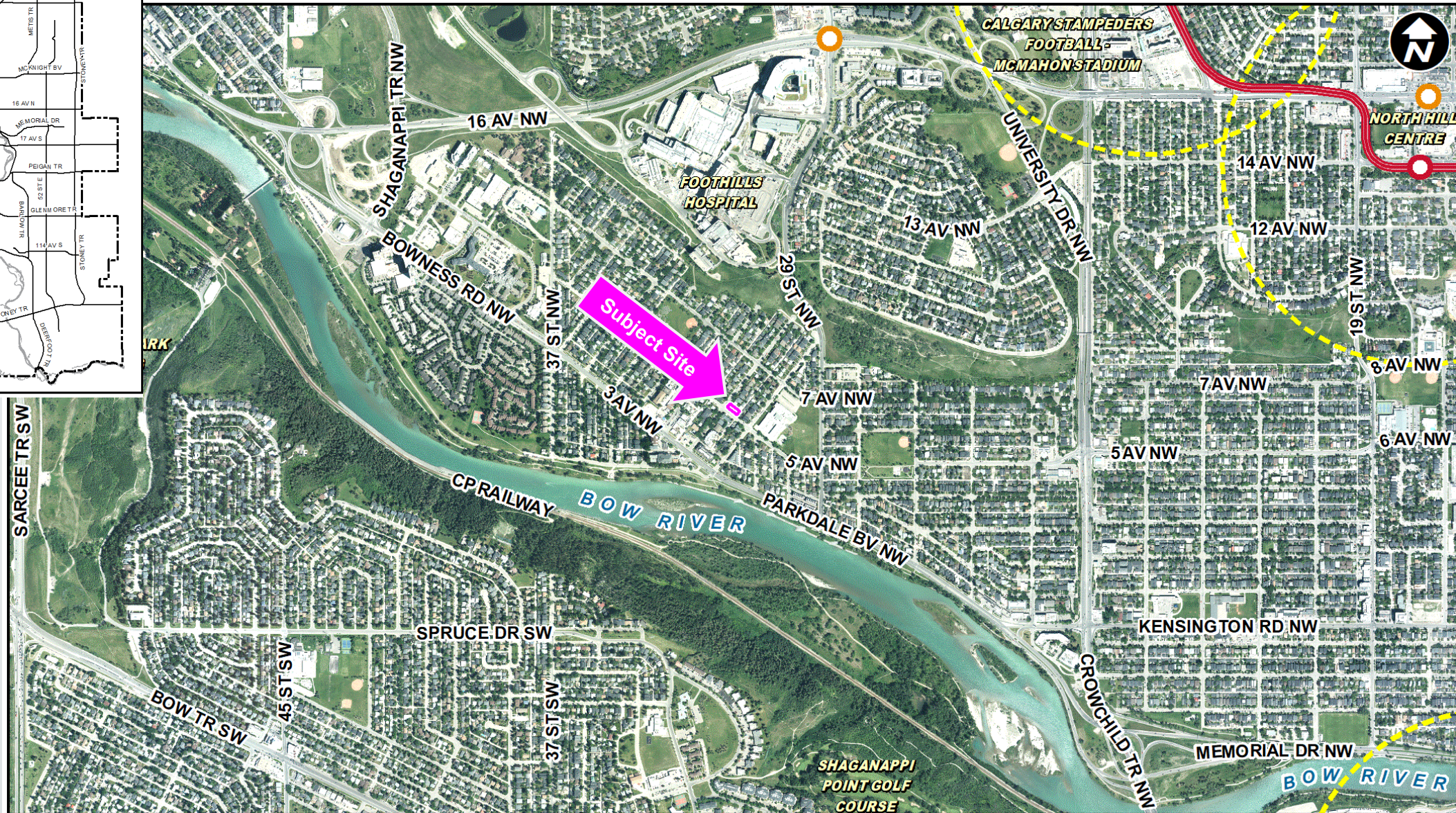
- Blue
- Downtown
- Red
- Green (Future)

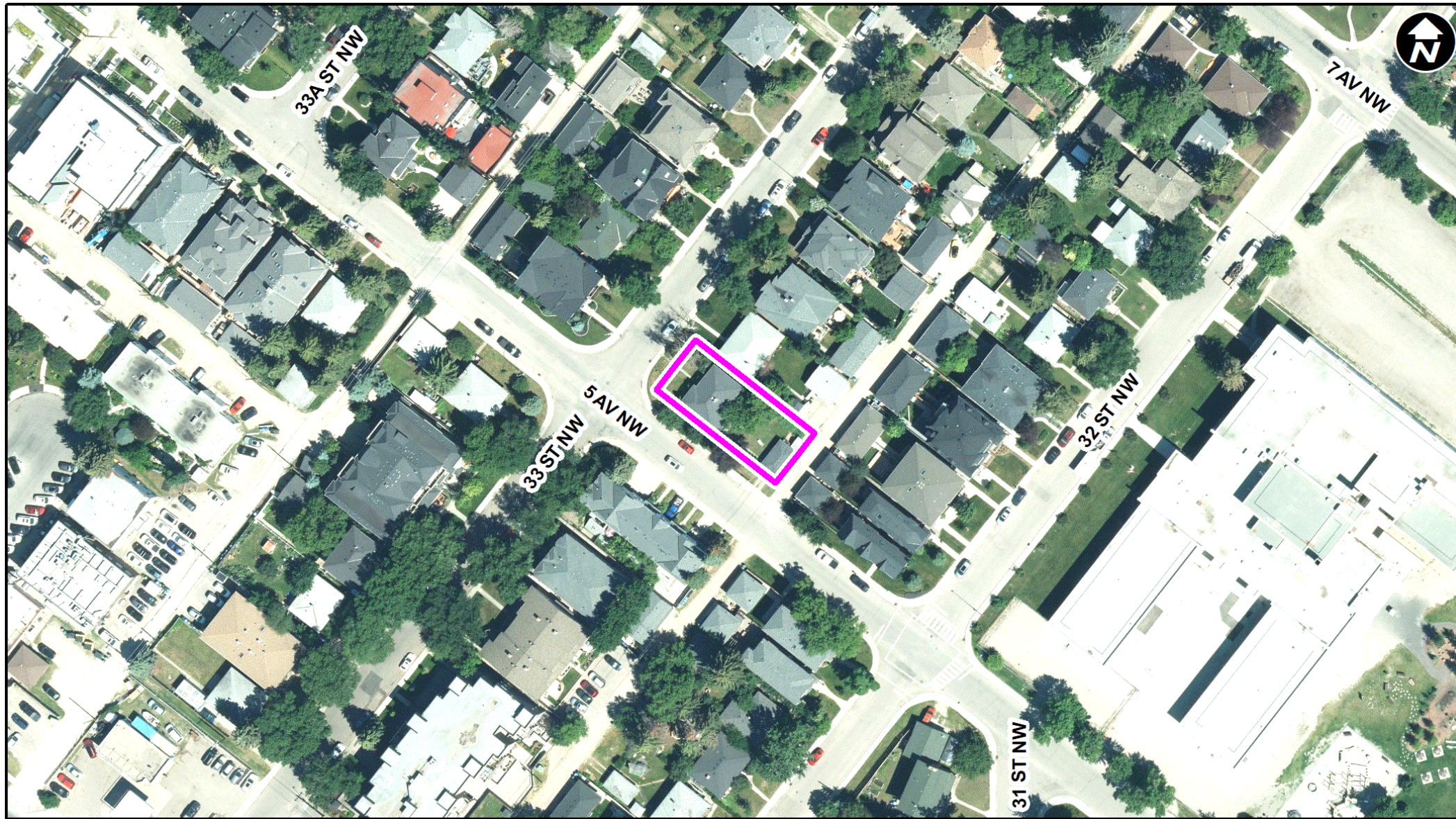
### LRT Line

- Blue
- Blue/Red
- Red

### Max BRT Stops

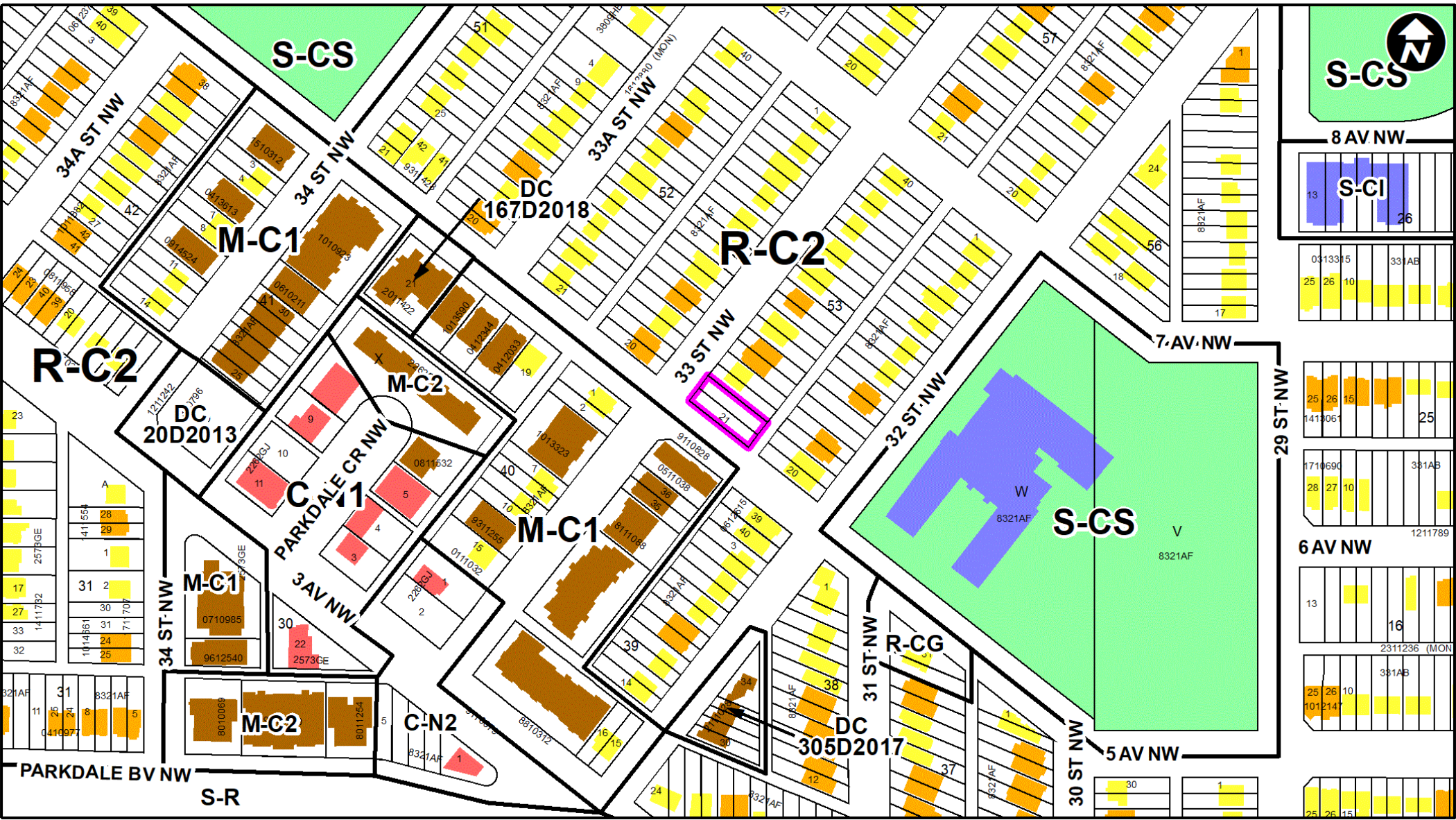
- Orange
- Purple
- Teal
- Yellow

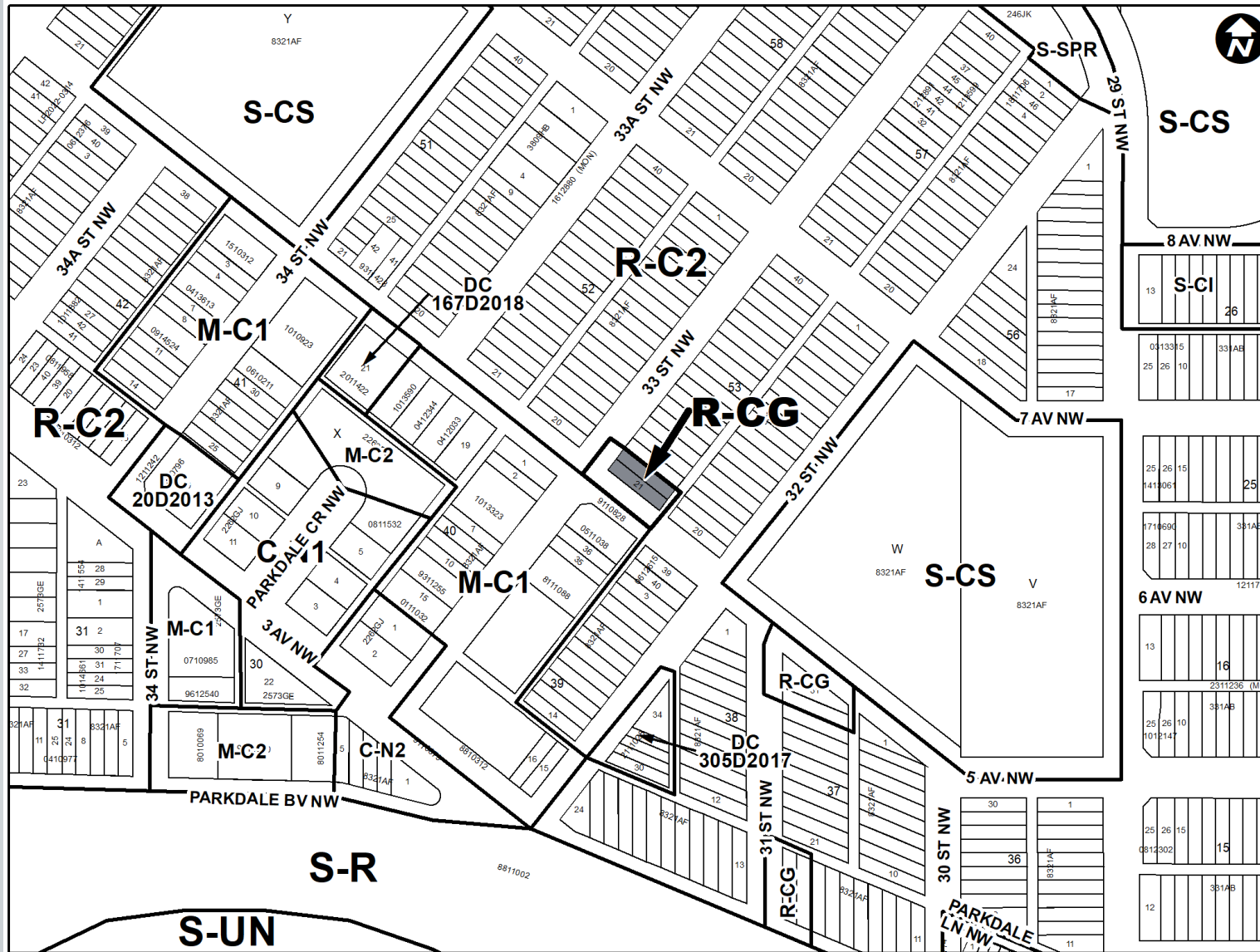




Parcel Size:  
0.06 ha

15m x 36m





## Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Accommodates rowhouses and townhouses in addition to the building types already allowed
- Maximum height of 11 metres
- Maximum density of 75 units per hectare
- Maximum 4 dwelling units
- Minimum 0.5 stalls per dwelling unit and suite

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## Supplementary Slides



- Residential – Contextual One / Two Dwelling (R-C2) District





